

**DETROIT LAND BANK AUTHORITY**  

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**BOARD OF DIRECTORS MEETING**  
**GUARDIAN BUILDING**  
**500 Griswold St, Suite 1200 • Detroit, Michigan**  
**(Belle Isle Conference Room)**

**Tuesday, August 29, 2017**

**1:00 PM**

**MINUTES**

**Present:** Erica Ward Gerson  
Patricia Pernell-Shelton  
Rasul Raheem  
Richard Hosey  
Carol Walters

**Others Present:** Public, DLBA Staff

**CALL TO ORDER**

Chairperson Ward Gerson called the August 29, 2017 meeting to order at 1:12 p.m.

**ROLL CALL**

Chairperson Ward Gerson called roll. All Members were present and a quorum was met.

**ADOPTION OF THE AGENDA**

Chairperson Ward Gerson called for the adoption of the agenda. The agenda was amended to reflect the addition of Resolution 08-06-2017. **Motion by Member Hosey to adopt the amended agenda. Supported by Member Pernell-Shelton. MOTION APPROVED.**

**REVIEW AND APPROVAL OF MINUTES**

Chairperson Ward Gerson called for the approval of the minutes. **Motion by Member Hosey for Approval of the July 7<sup>th</sup>, July 10<sup>th</sup>, July 13<sup>th</sup> and August 7th Board of Directors meeting minutes. Supported by Member Walters. Member Raheem made a motion to amend the July 13<sup>th</sup> minutes to reflect the vote on Resolution 07-06-2017 to offer Executive Director position to Saskia Thompson was unanimously approved. Supported by Member Hosey. MOTION APPROVED.**

Chairperson Ward Gerson announced that this is Ms. Tucker's last Board meeting serving as Interim Executive Director and thanked her for all of her hard work. Chairperson Ward Gerson commented that Irene has done an amazing job at leading the organization and has managed to not only support all the departments and keep employee moral up, but has also drastically maintained and improved our financial position during her appointment.

**PUBLIC COMMENT**

Chairperson Ward Gerson opened the floor to public comment. Mr. Jacob DeGolph, Community Partner, stated that he was attending to provide additional information to the group in regards to the 4 properties that he would like to purchase and renovate in the Northend. Reginald Scott, Disposition Director,

reported that due to the community expressing concerns about the lack of engagement with Mr. DeGolish he invited him to attend the meeting to help him understand the process used to engage the community. Chairperson Ward Gerson requested that Mr. DeGolish obtain a letter or form of communication from the community i.e., Citizens, block clubs etc., expressing their support of the project and present to the Projects Review Committee on September 13<sup>th</sup>. Member Pernell-Shelton also informed Mr. DeGolish that she could provide him with some resources and contacts to assist with engaging the community.

Joanne Warwick, Detroit resident, reported her concern about the MOU for future Disposition policies and lack of transparency. Ms. Warwick also expressed concern about the process used for Mr. DeGolish to purchase properties without engaging the community.

Tyson Gersh of the Northend Alliance, commented that although in support of the work being done in the Northend, he expressed concern about the process Mr. DeGolish is using to purchase properties in the Northend.

## **STAFF REPORTS**

Each department provided a brief staff report.

## **STANDING COMMITTEE REPORTS**

### **Finance and Audit.**

Member Hosey provided an update to the group and reported that they have been working on marketing/housing analysis, website roll-out and putting tighter controls into place.

### **Project Review.**

Member Pernell-Shelton provided an update and requested that a disclaimer be placed on the website informing users that it is being updated as well as a statement that includes a contact number to report issues on the auction website. Irene Tucker, CFO/Interim Executive Director will work with Agrein Otis, Manager, IT to complete Ms. Pernell-Shelton's request today.

### **Community Engagement.**

Member Pernell-Shelton provided an update, and reiterated the importance of engaging the Community via block clubs etc.,

## **TREASURER'S REPORT**

Irene Tucker, Chief Financial Officer, Interim Executive Director distributed and reviewed the July metrics with the group and discussion ensued. Ms. Tucker also reported that it was time for the Employee survey and that she would work with Saskia Thompson, New Executive Director to implement.

## **NEW BUSINESS**

### **Resolutions.**

**08-03-2017 RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AGREEMENT WITH NEW BEGINNINGS LAND DEVELOPMENT, LLC.** Jano Hanna provided background on project. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION APPROVED.**

**08-04-2017** RESOLUTION APPROVING INTERIM EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AGREEMENT WITH 1739 CENTRAL AVE LLC. Jano Hanna provided background on project. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION APPROVED.**

**08-05-2017** RESOLUTION AMENDING AND RESTATING THE RESOLUTION APPROVING REAL ESTATE TRANSACTION AGREEMENTS THAT FACILITATE THE DEVELOPMENT OF THE GORDIE HOWE INTERNATIONAL BRIDGE. Erica Ward Gerson provided background to the group and discussion ensued. Mrs. Ward-Gerson noted that DEGC had been removed from the agreement. **Motion by Member Hosey to approve resolution. Supported by Member Pernell-Shelton. MOTION APPROVED.**

**08-06-2017** RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A BLIGHT GRANT AGREEMENT ON BEHALF ON THE DETROIT LAND BANK AUTHORITY WITH THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY. Erica Ward Gerson provided background on the project. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION APPROVED.**

**Motion by Member Raheem to enter Closed Session. Supported by Member Walters.** Member Raheem called roll for each Board Member to go into Closed Session. All 5 members voted yes to move into closed session. **MOTION APPROVED UNANIMOUSLY.** Chairperson Ward Gerson moved to Closed Session at 2:43 p.m.

#### **CLOSED SESSION**

*In accordance with the State of Michigan's Open Meetings Act, Section 8, Closed Sessions are permitted. The conditions of such a Closed Session includes the following: 1) The Session must be for a "limited purpose," 2) the Session must be conducted during the course of an open meeting and 3) per Section 9(1) of the OMA, the minutes of the open meeting must include the purpose for which a closed session is held.*

*Permitted purpose of closed session was "to consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation" as permitted in MCL 15.268(e) and "to consider material exempt from discussion or disclosure by state or federal statute," specifically Section 13(1)(g) of Michigan's Freedom of Information Act, which protects the attorney-client privilege, as permitted in MCL 15.268(h).*

After returning to open session at 3:50 p.m., the Board discussed communications, side lot fairs and the status of the City Auditor General's inquiry.

#### **ADJOURNMENT**

There being no further business, Chairperson Ward Gerson called for a motion to adjourn. **Motion by Member Hosey to adjourn the meeting. Supported by Member Walters. MOTION** Unanimously approved. The meeting was adjourned at 3:59 p.m.